

Prepared By:
BRIDGFORTH & BUNTIN
P. O. Box 241
Southaven, MS 38671
393-4450

BOOK 273 PAGE 38

STATE OF MISSISSIPPI DE SOTO CO.

WARRANTY DEED

JUL 6 12 33 PM '94

WILLIAM J. SEWELL, ET AL

TO

SAMUEL KEITH FRANKLIN, ET AL

BK 273 PG 38
W.E. DAVIS CH. CLK.
W. E. Davis

GRANTOR(S)

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM J. SEWELL and KAREN L. SEWELL N/K/A KAREN L. SEWELL PEARL, do hereby sell, convey and warrant unto SAMUEL KEITH FRANKLIN and CAROLYN SUE JOHNSON, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 23, Phase I, Section A, The Plantation, situated in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 36, Pages 33-41, in the office of the Chancery Clerk of DeSoto County, Mississippi

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS our signatures this the 30th day of June, 1994.

William J. Sewell
WILLIAM J. SEWELL

Karen L. Sewell
KAREN L. SEWELL N/K/A
KAREN L. SEWELL PEARL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named WILLIAM J. SEWELL and KAREN L. SEWELL N/K/A KAREN L. SEWELL PEARL, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 30th day of June, 1994.

My Commission expires:

8/14/97

Leah W. Pettigrew
NOTARY PUBLIC

Grantor Address & Phone:

1233 Brandywine
Southaven, MS 38671
(W) (901) 526 3825
(H) 601) 342-5113

Grantee Address & Phone:

742 Deans Cove
Collierville, TN 38017
(W) 901-365-1117
(H) 901-853-4550